

CITY OF BEAVERTON

# PLANNING COMMISSION

## FINAL AGENDA

**BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005**

**SEPTEMBER 11, 2002**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **RZ2002-0019 - DOWNTOWN REGIONAL CENTER "R-1" TO "RC-E" ZONE CHANGE MODIFICATION**

The area bounded by SW Center Street, SW 117<sup>th</sup> Avenue, Mc Bride Place, Cabot Street and Highway 217 was the subject of a rezone (RZ2002-0007), which was approved by the City on June 4, 2002. After the approval, an error was discovered. The error was a transposing of tax lot identification numbers. As a result of this error, the parcel identified as 1S1-10DC01101 did not receive the RC-E zoning designation and still retains the R-1 zoning designation. The following land use application has been submitted to correct the scrivener's error discovered in the previously approved zone change application, to correctly rezone the property generally located west of Highway 217 and east of Mc Bride Place. The property takes access off Mc Bride Place.

The zone change proposal affects one property approximately 0.54 acres in size, on Washington County Assessor's Map 1S1-10DC, on Tax Lot 1101. This property is now zoned "R-1", which is intended for Urban High Density Residential, at a maximum density of one dwelling unit for every 1,000 square feet of land area and also allows a limited number of other uses identified in Section 20.05.40 of the City's Development Code. This parcel is proposed to be changed to Regional Center – East "RC-E" a multiple use zone that allows some commercial and residential uses. Section 20.20.05.15 of the Development Code lists the uses permitted, conditional, and prohibited within this zone.

2. **FRED MEYER FUEL STOP GAS STATION**

The following land use application has been submitted for development of a Fred Meyer Gas Station. The development site is generally located north of SW Walker Road, west of SW 158<sup>th</sup> Avenue. The site can be specifically identified as Tax Lot 1100 on Washington County Assessor's Map 1S1-05BA. The site is zoned Community Service (CS) and is approximately 16 acres in size. Within the Community Service zone, minor automotive services operating between the hours of 7 a.m. to 10 p.m. is a use permitted outright.

**CUP2002-0007 Fred Meyer Fuel Stop 24 Hour Operation: Conditional Use Permit**

The applicant is requesting approval to operate a Fred Meyer Fuel Stop Gas Station 24-hours a day. The Development Code Section 20.10.05.2.B.3 requires developments proposing to operate between the hours of 10:00 p.m. and 7 a.m., within the Community Service zoning district, to obtain a Conditional Use Permit. This request will be reviewed by the Planning Commission through a public hearing. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C of the Beaverton Development Code.

3. **TA2002-0001 – CHAPTER 60 (Special Requirements), CHAPTER 20 (Land Uses), CHAPTER 40 (Permits and Applications), AND CHAPTER 90 (Definitions) TEXT AMENDMENTS**

This is a request for Planning Commission approval of a City-initiated series of amendments to sections of the Development Code for the implementation of regulations and standards for wireless communications facilities. Wireless communication facilities include, but are not limited to, cellular phone towers, antenna panels and arrays, and satellite dishes. The amendments to Chapter 60 will create a new section, and will modify the special use regulations for height exemptions. The new section in Chapter 60 will establish applicability standards, exemptions, development standards including but not limited to standards for height, setbacks, and design, special study requirements, temporary use standards, collocation standards and standards for abandoned facilities. Text amendments to Chapter 20 (Land Uses), Chapter 40 (Applications), and Chapter 90 (Definitions) are also proposed to support the implementation of the proposed regulations and standards for wireless communications facilities. Amendments to Chapter 20 (Land Uses) are necessary to address the permitted, conditional and prohibited use status of wireless communication facilities in established zoning districts. Amendments to Chapter 40 (Applications) are necessary to identify the applicable permit applications for the different types of wireless communication facilities specified in the new section of Chapter 60. Amendments to Chapter 90 (Definition) are necessary to define key terms specific to wireless communication facilities identified in the new section of Chapter 60.

APPROVAL OF MINUTES FOR AUGUST 21, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.